

Vacant Property Review Commission

Summary - May 4, 2016

Members present: Chip Crawford, Karen Deprey, Bill Johnston, Wesley Barringer

Also in attendance: Jonathan Hollinger, Ken Armstrong, Melissa Murphy

The hearing was called to order by Chair Crawford at 5:00 P.M.

Chair Crawford provided the following background information:

In December 2015 the Vacant Property Review Commission certified 149 properties which met the criteria to be considered abandoned urban properties. Properties that meet these criteria are subject to additional property tax.

The purpose of the Vacant Property Review Commission appeal hearing is to give property owners the opportunity to contest this determination by demonstrating that their property does not meet the following criteria:

The property has been vacant or unimproved for a period of at least one year, and:

1. Because it is dilapidated, unsanitary, unsafe, vermin infested, or otherwise dangerous to the safety of persons, it is unfit for its intended use
2. By reason of neglect or lack of maintenance has become a place for accumulation of trash and debris, or has become infested with rodents or other vermin.

Chair Crawford explained the hearing process, to the property owners, as follows:

The hearing for each property will consist of:

Staff Presentation (Approximately 5 minutes): Staff will review Code Enforcement information, inspection information, reports to the city of abandoned properties, and other applicable information regarding the property.

Owner Presentation (Approximately 5 Minutes): Property owners, or their representatives, will be given an opportunity to present testimony and evidence that their property does not meet the criteria to be classified as “abandoned urban property”.

Questions and Discussion: The Commission will ask questions of staff and the owners and representatives in order to determine if the property meets the criteria for “abandoned urban property”.

Chair Crawford explained the Hearing Decision:

The Commission may choose to uphold the determination that the property meets the criteria, or decide that it does not meet the criteria.

The property owner will be notified of the decision by Certified Mail.

Property owners/representatives were called to defend appeals, Staff presented report, and Commission Members discussed. Motions and Actions on the properties were as follows:

Motion by Bill Johnston, seconded by Karen Deprey to sustain the Commission's original abandoned urban property classification for the property located at 121 East Tiverton, because it is vacant and has been for a period of one (1) year and it is dilapidated, vermin infested, unsanitary, and unsafe, and it is unfit for its intended use. Approved (3-1). Wesley Barringer voted Nay.

Motion by Karen Deprey, seconded by Wesley Barringer to withdraw the Commission's original abandoned urban property classification for the property located at 338 Campsie Court from the Vacant and/or Abandoned Property List, because the property does not meet the definition of abandoned urban property as defined under section 7-39 of the Code of Ordinances. Approved (3-1). Bill Johnston voted Nay.

Motion by Kathy Deprey, seconded by Bill Johnston to sustain the Commission's original abandoned urban property classification for the property located at 168 Devonia Avenue, because it is vacant and has been for a period of one (1) year and it is dilapidated, vermin infested, unsanitary, and unsafe, and it is unfit for its intended use. Approved unanimously.

Motion by Bill Johnston, seconded by Wesley Barringer to withdraw the Commission's original abandoned urban classification for the property located at 151 Carlisle Avenue from the Vacant and/or Abandoned Property List, because the property does not meet the definition of abandoned urban property as defined under section 7-39 of the Code of Ordinances. Approved unanimously.

Motion by Karen Deprey, seconded by Bill Johnston to withdraw from the Commission's original abandoned urban classification for the property located at 551 Chestnut Street from the Vacant and/or Abandoned Property List, because the property does not meet the definition of abandoned urban property as defined under section 7-39 of the Code of Ordinances. Approved unanimously.

Motion by Bill Johnston, seconded by Karen Deprey to withdraw from the Commission's original abandoned urban classification for the property located at 417 East Second Street from the Vacant and/or Abandoned Property List, because the property does not meet the definition of abandoned urban property as defined under section 7-39 of the Code of Ordinances. Approved unanimously.

Motion Wesley Barringer, seconded by Karen Deprey to sustain the Commission's original

abandoned urban property classification for the property located at 178 Montmullin Street, because it is vacant and has been vacant for a period of one (1) year and it is dilapidated, vermin infested, unsanitary, and unsafe, and it is unfit for its intended use. Approved unanimously.

Motion by Wesley Barringer, seconded by Bill Johnston to sustain the Commission's original abandoned urban property classification for the property located at 247 Race Street, because it is vacant and has been vacant for a period of one (1) year and it is dilapidated, vermin infested, unsanitary, and unsafe, and it is unfit for its intended use. Approved unanimously.

Motion by Bill Johnston, seconded by Karen Deprey to withdraw the Commission's original abandoned urban property classification for the property located at 637 Jackson Street from the Vacant and/or Abandoned Property List, because the property does not meet the definition of abandoned urban property as defined under section 7-39 of the Code of Ordinances. Approved unanimously.

Motion by Wesley Barringer, seconded by Bill Johnston to withdraw the Commission's original abandoned urban property classification of the property located at 820 Idlewild Court from the Vacant and/or Abandoned Property List, because the property does not meet the definition of abandoned urban property as defined under section 7-39 of the Code of Ordinances. Approved unanimously.

Motion by Wesley Barringer, seconded by Bill Johnston to sustain the Commission's original abandoned urban property classification for the property located at 300 Perry Street, because it is vacant and has been vacant for a period of one (1) year and it is dilapidated, vermin infested, unsanitary, and unsafe, and it is unfit for its intended use. Approved unanimously.

Commission postponed action on property located at 1126 Oak Hill Drive until the next hearing date of May 31st for the purpose of gathering more information.

The next meeting is May 31st at 5:00 P.M. in the Council Chambers.

Motion made by Bill Johnston, seconded by Wesley Barringer to adjourn at 7:00 P.M. Approved unanimously.